

PROPERTY LOCATION

No	Alt No	Direction/Street/City
488		APPLETON ST, ARLINGTON

OWNERSHIP

Owner 1:	COTTER AARON &			
Owner 2:	RATHE TAWNA			
Owner 3:				
Street 1:	488 APPLETON ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	BRIAN CALLAHAN COMPANY -		
Owner 2:	-		
Street 1:	20 WOODBURY STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .246 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 4779 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2T	- 2 & 3/4 Sty
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	2	- Clapboard
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BLUE	
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- Good (-)
Year Blt:	2015	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G17	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Corn Wal:		% Sprinkled:	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1970		0.00	T	39.2	101					

More: N

Total Yard Items:

Total Special Features:

Total:

BATH FEATURES

Full Bath:	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	VG	- Very Good	0.4	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			0.4	%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	0.86971122
Const Adj.:	1.04989493
Adj \$ / SQ:	118.704
Other Features:	172675
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	978475
Depreciation:	3914
Depreciated Total:	974561

COMMENTS

SUBDIVISION 12/2014. LOT BHOUSE
DEMOLITION 1/15. .

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 11		BRs: 5			Baths: 4		HB 1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

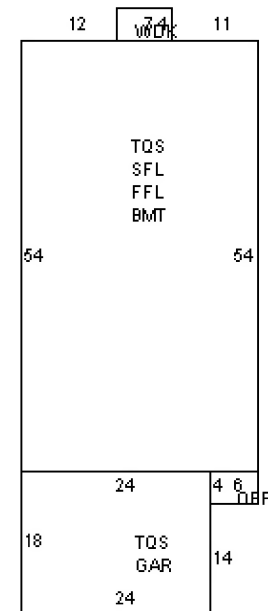
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	143.63	
Special Features:	0	Val/Su Net:	141.60	
Final Total:	974600	Val/Su SzAd	203.93	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	1,620	35.610	57,690	
FFL	First Floor	1,620	118.700	192,300	
SFL	Second Floor	1,620	118.700	192,300	
TQS	3/4 Story	1,539	118.700	182,685	
GAR	Garage	432	21.820	9,428	
WDK	Deck	28	16.800	470	
OPF	Open Porch	24	46.200	1,109	
Net Sketched Area:		6,883	Total:	635,982	
Size Ad	4779	Gross Area	7396	FinArea	4779

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

